



NOTICE OF MEETING
GOVERNING BODY OF MARBLE FALLS, TEXAS
Tuesday, May 16, 2017– 6:00 pm

A quorum of the Marble Falls Economic Development Corporation
and the Planning & Zoning Commission may be present

Notice is hereby given that on the 16th day of May, 2017 the Marble Falls City Council will meet in regular session at 6:00 pm in the City Hall Council Chambers located at 800 3rd Street, Marble Falls, Texas, at which time the following subjects will be discussed:

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT**
2. **INVOCATION**
3. **PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES AND TO THE TEXAS FLAG.** *"Honor the Texas Flag; I pledge allegiance to thee, Texas, one state under God, one and indivisible."*
4. **UPDATES, PRESENTATIONS AND RECOGNITIONS**
 - Recognition of outgoing Councilmembers. ***Mayor Packer***
5. **CITIZEN COMMENTS.** *This is an opportunity for citizens to address the City Council concerning an issue of community interest that is not on the agenda. Comments on a specific agenda item must be made when the agenda item comes before the Council. The Mayor may place a time limit on all comments. Any deliberation of an issue raised during Citizen Comments is limited to a proposal to place it on the agenda for a later meeting.*
6. **CONSENT AGENDA.** *The items listed are considered to be routine and non-controversial by the Council and will be approved by one motion. There will be no separate discussion of these items unless a Councilmember so requests, in which case the item will be removed from the Consent Agenda prior to a motion and vote. The item will be considered in its normal sequence on the Regular Agenda.*
 - (a) Approval of the minutes of the May 2, 2017 regular meeting. ***Christina McDonald, City Secretary***
7. **REGULAR AGENDA.** *Council will individually consider and possibly take action on any or all of the following items:*

(a) Administration of Oaths of Office. **Christina McDonald, City Secretary**

(b) Discussion and Action on the election of a Mayor Pro-Tem according to Section 3.05 of the City Charter. **City Council**

(c) Discussion and Action on the appointment to Place 4 to serve until the May 2018 Special Election. **Christina McDonald, City Secretary**

8. CITY MANAGER'S REPORT

- City Council Calendar Review

9. EXECUTIVE SESSION

10. RECONVENE INTO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION.

11. ANNOUNCEMENTS AND FUTURE AGENDA ITEMS.

12. ADJOURNMENT.

"The City Council reserves the right to adjourn into Executive Session at any time during the course of this meeting to discuss any matters listed on the agenda, as authorized by the Texas Government Code, including, but not limited to, Sections 551.071 (Consultation with Attorney), 551.072 (Deliberations about Real Property), 551.073 (Deliberations about Gifts and Donations), 551.074 (Personnel Matters), 551.076 (Deliberations about Security Devices), 551.087 (Economic Development), 418.183 (Deliberations about Homeland Security Issues) and as authorized by the Texas Tax Code, including, but not limited to, Section 321.3022 (Sales Tax Information)."

In compliance with the Americans with Disabilities Act, the City of Marble Falls will provide for reasonable accommodations for persons attending City Council Meetings. To better serve you, requests should be received 24 hours prior to the meeting. Please contact Ms. Christina McDonald, City Secretary at (830) 693-3615.

Certificate of Posting

I, Christina McDonald, City Secretary for the City of Marble Falls, Texas, do certify that this Notice of Meeting was posting at City Hall, in a place readily accessible to the general public at all times, on the 11th day of May, 2017 at 8:00 am and remained so posted for at least 72 continuous hours preceding the scheduled time of said meeting.

/s/ Christina McDonald
Christina McDonald, TRMC
City Secretary

May 16, 2017

6. CONSENT AGENDA

- (a) Approval of the minutes of the May 2, 2017 regular meeting. **Christina McDonald, City Secretary**
-

**STATE OF TEXAS
COUNTY OF BURNET
CITY OF MARBLE FALLS**

On this the 2nd day of May, 2017 the Council of the City of Marble Falls convened in regular session at 6:00 pm at the City Hall Council Chambers located at 800 Third Street, Marble Falls, Texas, with notice of meeting giving time, place, date, and subject having been posted as described in Chapter 551 of the Texas Government Code.

PRESENT:

John Packer	Mayor
Jane Marie Hurst	Mayor Pro-Tem
Craig Magerkurth	Councilmember
Ryan Nash	Councilmember
Reed Norman	Councilmember
Richard Westerman	Councilmember

ABSENT:

Rachel Austin-Cook	Councilmember
--------------------	---------------

STAFF:

Mike Hodge	City Manager
Caleb Kraenzel	Assistant City Manager
Patty Akers	City Attorney
Christina McDonald	City Secretary
Margie Cardenas	Finance Director
Christian Fletcher	EDC Executive Director
Mark Whitacre	Police Chief
Russell Sander	Fire Chief
Tommy Crane	Fire Marshal
James Kennedy	Assistant Public Works Director
Robert Moss	Parks and Recreation Director
Angel Alvarado	Human Resources Director
Jeff Felps	Water Plant Superintendent
Robert Pope	Water Plant Operator
Mike Ingalsbe	Building Official
Chris Pounds	Building Inspector
Bryan Wendt	Code Enforcement Officer
Amy Williams	Permit Technician
Chelsea Seiter-Weatherford	GIS Analyst
Steve Eckstein	Patrol Lieutenant
Aaron Garcia	Patrol Officer
Kyle Ciolfi	Patrol Officer
Robert Talmantes	Patrol Sergeant
Justin Schlaudraff	Patrol Officer
Sarah Holden	Utility Clerk
Angie Atkinson	Finance Clerk

Coy Guenter
Kelly Oestreich
Jeff Beltran

Fire Captain
Fire Engineer
Firefighter

VISITORS: Megan Klaeger (Council Elect Place 2), Glynis Smith (The Highlander), Dr. Chris Allen (MFISD Superintendent), Judy Miller (July 4th Celebration), Brody Magerkurth (Boy Scout Troop #284), Mary Magerkurth, Stacey Nash, Isabele Nash, Steve Nash, Thomas Martin, JD Guidry (Rally Point Brewing Company), Blake Guidry (Rally Point Brewing Company), Maggie Venour (1506 Northwood), Steve Reitz (MFEDC President)

1. **CALL TO ORDER AND ANNOUNCE QUORUM IS PRESENT.** Mayor Packer called the meeting to order.
2. **INVOCATION.** Councilmember Norman led the invocation.
3. **PLEDGE OF ALLEGIANCE TO THE FLAG OF THE UNITED STATES AND TO THE TEXAS FLAG.** Councilmember Magerkurth introduced Brody Magerkurth (Boy Scout Troop #284) who led the pledges.
4. **UPDATES, PRESENTATIONS AND RECOGNITIONS**
 - **Update – Marble Falls Independent School District.** Dr. Chris Allen, Superintendent gave the update.
 - **Mayor Packer proclaimed May 7-13 Drinking Water Week and Public Service Recognition Week**
 - **Mayor Packer proclaimed the month of May Building Safety Month**
5. **CITIZEN COMMENTS.** Maggie Venour addressed Council regarding traffic on Northwood Drive. Mayor Packer stated staff would follow up with Ms. Venour regarding her concerns.
6. **CONSENT AGENDA.**
 - (a) **Approval of the minutes of the April 18, 2017 regular meeting.**
 - (b) **Approval of the 2nd Quarterly Investment Report for the period January 1, 2017 through March 31, 2017.**
 - (c) **Approval of Resolution 2017-R-05A authorizing a Qualified Tax Exempt Finance Agreement with First State Bank Central Texas for the financing of a vehicle and authorizing the City Manager to sign the Finance Agreement.**
 - (d) **Approval of an addendum to the Bank Depository Agreement dated June 1, 2013 between First State Bank of Central Texas and the City of Marble Falls for bank depository services for the period of June 1, 2017 through May 31, 2018.**

- (e) **Approval of the distribution of funds from the Community Event Fund for the Marble Falls Community Fireworks July 4th Celebration.**

Councilmember Norman made a motion to approve the consent agenda. Councilmember Magerkurth seconded the motion. The motion carried by a vote of 6-0.

7. **REGULAR AGENDA.**

- (a) **Public Hearing, Discussion, and Action on Ordinance 2017-O-05A regarding a rezoning request from General Commercial Base District (C-3) to Planned Development District (PDD) with base zoning of Main Street District (MSD) for Lots 11A and 12A, Block 7, City of Marble Falls Original Township, City of Marble Falls, Burnet County, Texas.** Caleb Kraenzel, Assistant City Manager addressed Council. Mayor Packer opened the public hearing. JD Guidry (Rally Point) answered questions regarding parking and live music. Mr. Guidry stated the concept is to create a family friendly atmosphere. There being no further discussion, Mayor Packer closed the public hearing. Councilmember Westerman made a motion to approve Ordinance 2017-O-05A. Councilmember Nash seconded the motion. The motion carried by a vote of 6-0.
- (b) **Discussion and Action on Ordinance 2017-O-05B regarding a zoning text amendment to Section 772 of the District Regulations, Appendix B, Land Use Regulations, City of Marble Falls Code of Ordinances, to amend the I-3 General Industrial Services Base District regulations.** Caleb Kraenzel, Assistant City Manager addressed Council. Councilmember Westerman made a motion to approve Ordinance 2017-O-05B. Councilmember Norman seconded the motion. The motion carried by a vote of 6-0.
- (c) **Discussion and Action on an appointment to the Tax Increment Reinvestment Zone (TIRZ) Board No. 1.** Christina McDonald, City Secretary addressed Council. Councilmember Nash made a motion to appoint Teresa Carosella to serve until January 2018. Councilmember Westerman seconded the motion. The motion carried by a vote of 6-0.
- (d) **Discuss and consider action regarding pending state legislation of interest to the City.** Patty Akers, City Attorney addressed the Council regarding pending state legislation of interest to the City. Councilmember Westerman made a motion to authorize the Mayor to write a letter expressing areas of concerns with proposed legislation as presented by the City Attorney. Councilmember Norman seconded the motion. The motion carried by a vote of 6-0.

8. **CITY MANAGER'S REPORT.** Mike Hodge gave an update on the Mormon Mill/Mission Hill intersection engineering study. Mr. Hodge then gave an update on the new Public Safety Facility with a presentation created by Patrol Lieutenant Steve Eckstein.

9. **EXECUTIVE SESSION**

CLOSE OPEN SESSION AND CONVENE EXECUTIVE SESSION pursuant to §551.071 *Private Consultation between the Council and its Attorney*), pursuant to §551.087 *(Deliberation Regarding Economic Development Negotiations)* and Pursuant to §551.072 *(Deliberation Regarding the Purchase, Exchange, Lease or Value of Real Property)* of the Open Meetings Act. Tex. Gov't. Code, Council will meet in Executive Session to discuss the following:

- Hotel Conference Center Update
- Consultation with City Attorney regarding eminent domain

7:40 pm convened to executive session

8:09 pm returned to open session

Note: Councilmember Hurst left during executive session.

10. RECONVENE INTO OPEN SESSION FOR POSSIBLE ACTION RESULTING FROM ITEMS DISCUSSED IN EXECUTIVE SESSION. No action was taken.
11. ANNOUNCEMENTS AND FUTURE AGENDA ITEMS. The draft agenda for the May 16 regular meeting was reviewed.
12. ADJOURNMENT. There being no further business to discuss, Councilmember Westerman made a motion to adjourn. Councilmember Norman seconded the motion. The motion carried by a vote of 5-0. The meeting was adjourned at 8:15 pm.

John Packer, Mayor

ATTEST:

Christina McDonald, TRMC
City Secretary

May 16, 2017

7. REGULAR AGENDA

(a) Administration of Oaths of Office. **Christina McDonald, City Secretary**



Council Agenda Item Cover Memo
May 16, 2017

Agenda Item No.: 7(a)
Presenter: Christina McDonald, City Secretary
Department: Administration
Legal Review: ☐ N/A

AGENDA CAPTION

Administration of Oaths of Office.

BACKGROUND INFORMATION

City Secretary Christina McDonald will administer the Oaths of Office to Megan Klaeger (Place 2) and Dave Rhodes (Place 6).

May 16, 2017

7. REGULAR AGENDA

- (c) Discussion and Action on the appointment to Place 4 of the Council to serve until the May 2018 Special Election. **Christina McDonald, City Secretary**
-



Council Agenda Item Cover Memo

May 16, 2017

Agenda Item No.: 7(b)
Presenter: Christina McDonald, City Secretary
Department: Administration
Legal Review: ☐ N/A

AGENDA CAPTION

Discussion and Action on the election of a Mayor Pro-Tem according to Section 3.05 of the City Charter.

BACKGROUND INFORMATION

Section 3.05 of the City Charter states that the Council shall elect a Mayor Pro-Tem after each regular City Election. The Mayor Pro-Tem acts as Mayor during the disability or absence of the Mayor.

May 16, 2017

7. REGULAR AGENDA

- (c) Discussion and Action on the appointment to Place 4 of the Council to serve until the May 2018 Special Election. **Christina McDonald, City Secretary**
-



Council Agenda Item Cover Memo May 16, 2017

Agenda Item No.: 7(c)
Presenter: Christina McDonald, City Secretary
Department: Administration
Legal Review: ☐ N/A

AGENDA CAPTION

Discussion and Action on the appointment to Place 4 of the Council to serve until the May 2018 Special Election.

BACKGROUND INFORMATION

The May 2017 Election was canceled as both the Mayor's position and Places 2 and 6 were unopposed and no candidate filed for Place 4. Councilmember Rachel Austin-Cook's term (Place 4) expires in May. Councilmember Austin-Cook does not wish to continue to serve in Place 4, therefore Council must appoint a qualified person to fill the vacancy according to Section 3.06 of the City Charter.

The appointee will serve until the next regular election (May 2018), at which time a General Election will be held for Places 1, 3, and 5 and a Special Election to fill the unexpired term of Place 4.

Council requested that staff proceed with accepting applications for Place 4. Applications were accepted through May 8.

Staff has received the three applications for Council's consideration: Michele Boshears, Jim Coursey and William Haddock.

The applications are attached for Council's reference.



APPLICATION FOR APPOINTMENT TO THE CITY COUNCIL

To fill the unexpired term of Place 4

Term will expire May 2018

NAME: Michele Boshears DATE: April 26, 2017
ADDRESS: 103 Cedar Ridge Drive,
Marble Falls, TX 78654
PHONE: 830-637-0861 Cell 830-637-0861 Wk.
E-MAIL: micheleboshears@yahoo.com

PLACE OF EMPLOYMENT: Law Office of Natalie Fowler
OCCUPATION: Legal Assistant

Resident of the Marble Falls Corporate City Limits? ☒ Yes ☐ No If yes, how long? 2
Qualified Voter? ☒ Yes ☐ No Voter Registration Number: 1173822301 ✓

List service (include dates) on any boards or commissions. (Please continue on back of application if necessary):

ILLES PTD BOARD 2011-2017
MFMS PTD BOARD, 2016-2017
MFISD Bond Committee 2016
Commissioner for MF4BSA 2017-
Volunteer Granite Shoals Police Officer Association 2008-2017

State why you wish to serve (Please continue on back of application if necessary): I love the
community and people in Marble Falls. I am vested in
this community, have three children I am raising in
this community, and my husband has been here for
20+ years. This is home! I have a servants
heart and want to work to make the community
a wonderful place to live and raise families.

I acknowledge that I have received a copy of the Marble Falls City Charter and meet the qualifications as outlined in Section 5.05.

Signature: Michele Boshears

OFFICE USE ONLY

Date application received: 5-1-17 Date/Place Appointed: _____
Comments: _____

James (Jim) Coursey

Graduated | 1991

- Kaufman High School (Kaufman, Texas)

United States Marine Corps | 1992-1994

- 0311 & 0351 (Basic Infantry & Dragon Gunner)
- Served 1 Tour in Somalia, Africa (Operation Restore Hope, received Combat Action Ribbon)
- Served 2 Tours in Okinawa, Japan
- Served 1 Tour in South Korea

Following the military I met my wife of 22 years and begin a family. My wife's name is Joy Coursey. She currently works for Cain Orthodontics as an orthodontist assistant. I have three beautiful daughters; Rachel (18), Raegan (16), and Reese (9). I am proud to share that my oldest daughter will be graduating this year from Marble Falls High School. She is in the top ten percent of her class and has received a generous scholarship from Oklahoma Christian University.

Before I moved to Marble Falls...

Ventahood Inc. | (1998-2007)

- CAD (Computer Aided Designer) Engineer

"BowhuntingTexas.com" (2000-2008)

- Marketing & Advertising firm for other outdoor and hunting related companies.
(I thoroughly enjoyed running a "start up" and creating something that was self-sufficient and able to employ people.)

January 2009, I was hired by First Assembly of God in Marble Falls to be the associate pastor. However, our first year was met with hardship when the lead pastor resigned and for the next four months I maintained the church until they hired a new lead pastor. In 2010, I was asked to be the youth pastor. It was in this position that I grew a greater heart for our community.

- (2009) Organized a community outreach to supply our community with over 460 pairs of shoes.
- (2011 & 2012) Organized a community outreach to Middle School & High School students and parents to teach on purity and the dangers of social media.
- (2012 & 2012), I organized the churches together to pay for and bring in a speaker

to the public schools that would address a range of topics; bullying, drugs, alcohol, purity, etc.

- I've worked exclusively with the MFISD School Board and the past two Superintendents.

February 2015, I left First Assembly of God in the pursuit of pastoring a new church here in Marble Falls. It's been a wonderful blessing to live here and we've definitely felt the "love" from not only our community but in the surrounding communities as well. *(As a matter of fact, we couldn't have launched if it weren't for other local churches who have financially invested into us.)* Since establishing our own church we've worked hard to serve this wonderful community.

Help For Heroes | (2015-2017)

- Annual fundraiser to bring awareness to our local population of Veterans that are struggling with PTSD.
- All funds are used to pour into local non-profits that help local veterans.

I also currently work for Hidden Falls Adventure Park (2015-Current)

- Marketing & Advertising
- Graphic & Web Design

Thank you for your consideration.



APPLICATION FOR APPOINTMENT TO THE CITY COUNCIL

To fill the unexpired term of Place 4

Term will expire May 2018

NAME: William D. Haddock DATE: May 1, 2017
ADDRESS: 1109 Loma Lane
Marble Falls, TX 78654
PHONE: 214-770-6632 Cell 512-528-7014 Wk.
E-MAIL: dee_haddock@cedarparkregional.com

PLACE OF EMPLOYMENT: Cedar Park Regional Medical Center
OCCUPATION: Health Care Administration

Resident of the Marble Falls Corporate City Limits? ☒ Yes ☐ No If yes, how long? 21+ years
Qualified Voter? ☒ Yes ☐ No Voter Registration Number: 1002007017

List service (include dates) on any boards or commissions. (Please continue on back of application if necessary): Appointed to Planning & Zoning Commission January 2011 with continuous service since that appointment.

State why you wish to serve (Please continue on back of application if necessary): With my experience on the P&Z Commission and having resided in Marble Falls for over 21 years, I have a good understanding of the opportunities and challenges we face in our city. I am confident that this understanding and my professional experience in both the military and private sector will allow me to best serve the citizens of Marble Falls as a Member of the Marble Falls City Council. My goal is to improve our city for all citizens by helping to make Marble Falls a great place to reside. Keeping in mind that Marble Falls is a tourist destination, we need to continue making Marble Falls attractive for visitors to enjoy so that the economic performance of the City continues to improve. The City has very capable management and I see the City Council having both roles of supporting and providing policy guidance to the City management for the City to operate in an optimal fashion – I can and will support both of these roles.

I acknowledge that I have received a copy of the Marble Falls City Charter and meet the qualifications as outlined in Section 5.05.

Signature 

.....
OFFICE USE ONLY:
Date application received: 5-1-17 Date/Place Appointed: _____
Comments: _____